

**ORDINANCE NO. 20110623-114**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 402 CORRAL LANE FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from single family residence standard lot (SF-2) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2010-0199, on file at the Planning and Development Review Department, as follows:

Lots 32 and 33, Block A, Circle "S" Ridge Section 1 Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 4, Page 285, of the Plat Records of Travis County, Texas (the "Property"),

locally known as 402 Corral Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The maximum number of residential units on the Property is three.
- B. The maximum number of residential units on the Property is 0.5267 units per acre.
- C. The maximum building coverage is 14.34 percent.
- D. The maximum impervious cover is 62 percent.
- E. The following uses are prohibited uses of the Property:

Agricultural sales & services

Art workshop

Automotive repair services

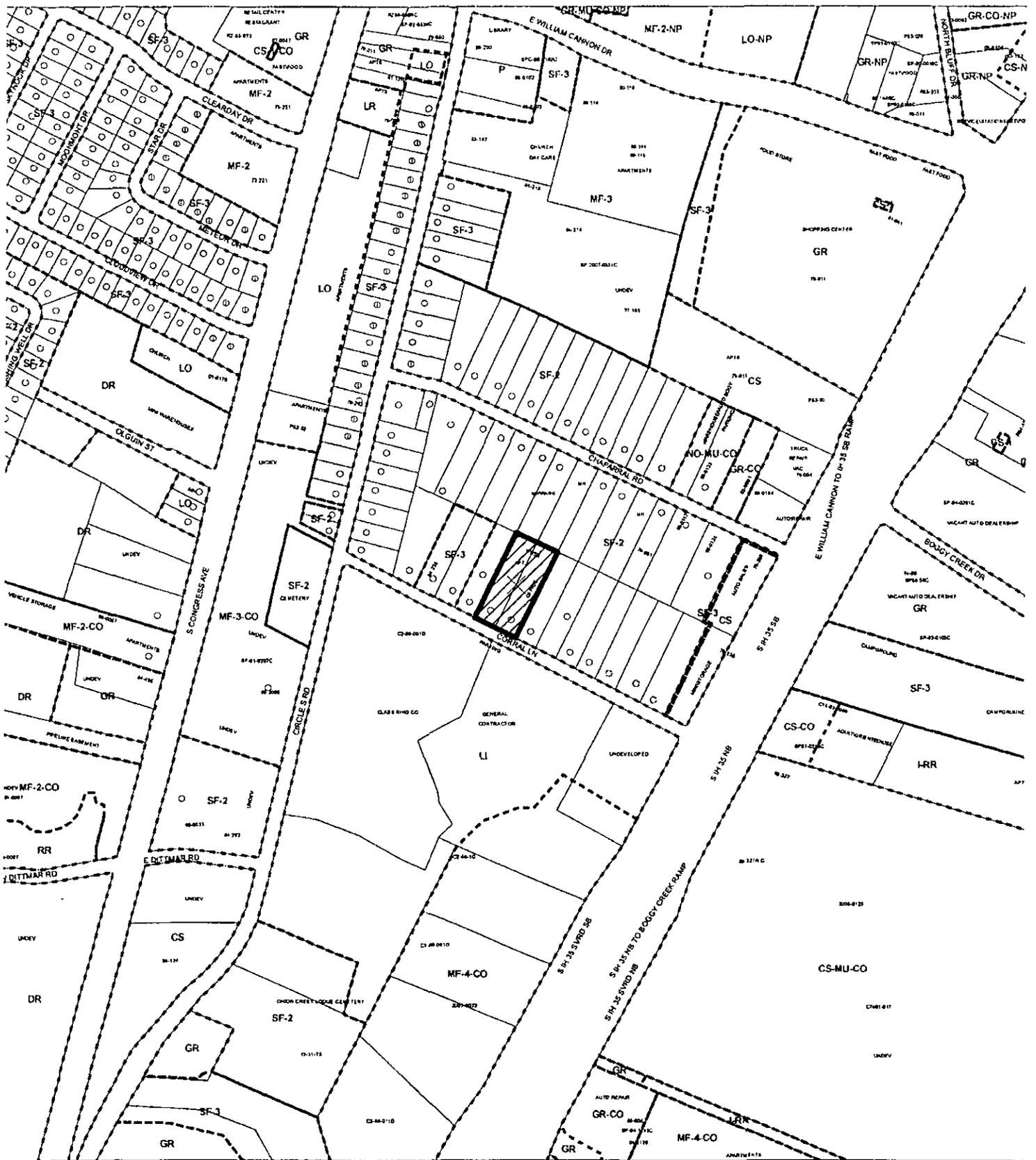
Art gallery

Automotive rentals

Automotive sales

Automotive washing (of any type)	Bail bond services
Bed & breakfast (Group 1)	Bed & breakfast (Group 2)
Building maintenance services	Business or trade school
Business support services	Campground
Commercial blood plasma center	Club or lodge
College & university facilities	Commercial off-street parking
Communications services	Communication service facilities
Community events	Community garden
Community recreation (private)	Community recreation (public)
Congregate living	Consumer repair services
Convenience storage	Condominium residential
Counseling services	Custom manufacturing
Day care services (commercial)	Day care services (general)
Day care services (limited)	Drop-off recycling collection facility
Duplex residential	Electronic prototype assembly
Electronic testing	Equipment repair services
Equipment sales	Exterminating services
Financial services	Food preparation
Food sales	Funeral services
General retail sales (convenience)	General retail sales (general)
Group residential	Guidance services
Hospital services (general)	Hospital services (limited)
Hotel-motel	Indoor entertainment
Indoor sports & recreation	Kennels
Laundry service	Limited warehousing & distribution
Maintenance & service facilities	Medical offices (exceeding 5000 sq.ft. gross floor area)
Medical offices (not exceeding 5000 sq.ft. gross floor area)	Monument retail sales
Off-site accessory parking	Outdoor entertainment
Outdoor sports & recreation	Pawn shop services
Personal improvement services	Personal services
Pet services	Plant nursery
Printing & publishing	Private primary educational facilities
Private secondary educational facilities	Public primary educational facilities
Public secondary educational facilities	Professional office
Research services	Restaurant (general)
Restaurant (limited)	Safety services
Service station	Single family residential
Single family attached residential	Small lot single family residential
Software development	Theater





### ZONING EXHIBIT A

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING CASE#: C14-2010-0199  
 LOCATION: 402 CORRAL LN.  
 SUBJECT AREA: 1.58 AC.  
 GRID: G15  
 MANAGER: WENDY RHOADES



1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.